

50 000 €

Occupational local commercial

Surface : 62 m²

Features :

Climatisation réversible, 1 place de parking
privative, 2 accès indépendant

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D



Local commercial 4066TI Marmande

Just a stone's throw from the city center and easily accessible, this 62 m² space located on the ground floor of a condominium building offers an ideal setting to develop your business. This space consists of a 26 m² reception area, opening onto a first office. The reception area also serves a second office, which offers direct access to the residence's garden, a door leading to the common areas, as well as a kitchenette and separate toilets. The large window overlooking the busy boulevard ensures optimal visibility, enhanced by a dedicated signage area. Parking is easy thanks to the many free spaces nearby, and a bus stop is just steps away. The property benefits from two independent entrances, allowing for a possible division into two separate spaces. It also has a private parking space and is equipped with reversible air conditioning. All the windows are single-glazed, except for those in the first office, which are double-glazed. Possible activities: local businesses, liberal professions, service activities such as a real estate agency, a law firm, a brokerage or consulting firm, but also offices for self-employed people or businesses. It can also be suitable for paramedical activities, or even small restaurants. Number of lots: 110. Annual charges: €978.84 for the

Document non contractuel

01/07/2025 - Prix T.T.C



Tonneins Immobilier - 8 Avenue Charles de Gaulle, 47400 Tonneins

05.53.20.14.14 - tonneins-immobilier@orange.fr - www.tonneins-immobilier.com

Carte professionnelle n°CPI 4702 2018 000 027 676 - RCS RCS Agen (47) 752 616 169

Code NAF 6831Z - SIRET 75261616900021 – RCS d'AGEN - Garantie financière : Agence non détentrice de fonds donc sans obligation de garantie financière - Document non contractuel